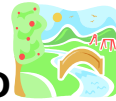




REDMOND PARK BOARD



Meeting Minutes January 5, 2006 Old Redmond Schoolhouse Community Center

I. Call to order/Welcome to Citizen Guests

The regular meeting of the Redmond Park Board was called to order by Chair Lori Snodgrass at 7:06 p.m.

Board members present: Chairperson Snodgrass; Co-chair: Kelsey; Board members: Margeson, Stewart, Ladd, Digi, Bourguignon and Youth Advocate Thomas.

Absent and Excused: Duncanson, Youth Advocate

City staff present: Craig Larsen, Parks Director; Sarah Stiteler, Planner; Jeff Churchill, Planner; Dennis Brunelle, Public Works; Dave Tucheck, Park Maintenance; Jean Rice, Parks Analyst; Tom Trueblood, Recreation Manager; and Sharon Sato, Recording Secretary.

Consultants: Mike Norton, Project Manager, HDR Engineers, Allan Fitz, HDR, Design Engineer, Don Hogan, HDR, Architect and Bonnie Lender, HDR.

Welcome and introduction of Craig Larsen, new Parks and Recreation Director. Larsen was previously employed as the Director of Parks and Recreation for the City of Lynnwood and prior Parks Director for King County.

II. Approval of Minutes

Approval of November 3, 2005 minutes (last meeting for 2005) carried over for approval to February 2006 meeting.

III. Items from the Audience

a. Slough House Park - Miguel Llanos

Thanked the Board and City for the transfer of the Slough House Park into the Redmond's park system. Llanos noted that he is excited to be involved in the historical process.

Snodgrass advised that the park site will go through a public planning process, where other Boards and Commissions will be invited to comment and participate; the site will also be master planned.

IV. Additions to the Agenda/Handouts

None

V. OLD BUSINESS

A. Water Source Improvement Project City Wells #1 & #2 - Rehabilitation in Anderson Park - Brunelle

Brunelle, Sr. Public Works Project Manager, noted some specific goals which he would like to see reached in the next month or so for the project: Need to finalize location of the proposed treatment facility on site, agree on and have a good understanding of the structure's architectural properties.

Brunelle noted that the well houses evolved at the same time the park was developed. Both well houses, 1 and 2, are located on the northern one third of the park and are primary treatment wells. Both house chlorine gas, for purification, caustic soda for PH adjustment and fluoride for health. The water source project originated in 1996 and wells are at the point of replacement. The design of the new facility began in 1997, put on hold, and is currently being brought back into the planning stages. The treatment facility will be substantially larger than the existing buildings. Treatment will be taken out of the well house buildings and put into one building, and all hazardous and environmentally unsafe chemicals (caustic soda and chlorine gas) will be replaced with a PAC Tower (water transports water to top of tower which rains down through plastic shapes that aerates the water), table salt (create a brine), which will be injected into the system and fluoride added.

In July 2005, Brunelle presented the Board with Option #1 - building design - PAC Tower outside the building. Building location was at the northeast corner of the park. The water treatment facility will be approximately 45'x52' in size. The size of the building has increased due to new regulations - tanks have become larger, clearance between tanks has increased, procedures have changed and different levels of separation.

An informational meeting was then held with Mayor Ives, the Directors of Parks and Public Works, the City Engineer and city staff associated with the project. The site at Anderson Park was staked with the outline of the proposed building. The impact of the building would impact between 9-14 trees, which would be removed. This structure

was planned just north of the existing picnic shelter; the shelter would be removed to accommodate the facility. The picnic shelter would be moved to another location adjacent to the northwest corner of park was suggested.

Suggestions and comments by the Park Board indicated that the northeast corner of the site may restrict and limit the visibility to the playground. Another consideration was tree removal. After comments and discussion, a water treatment facility alternative site was planned for the northwest corner of the park.

Within the last 4-6 months design has gone forward assuming placement of the facility in the northwest corner; however this is still being determined. The building will be designed as small as possible. The building will be rectangle due to scale and efficiencies in operation. The PAC Tower will be placed outside the building - a silo type. The water system must be tied into the system on NE 79th. The City has a system variance for storm water quality, which allows hook up directly to the retention pond in the park.

Brunelle added that ideally construction plans would be underway by the end of 2006. Redmond is part of a regional water system alliance (Seattle, Bellevue, Woodinville) which dictates when the system can be offline.

Mike Norton, HDR Engineering, updated the Board on the project. Since the last meeting analysis has been done on building footprint, size of well heads, acoustical readings and focusing on evaluation of building location - northwest corner.

Snodgrass clarified that in July the Park Board was presented design changes that indicate significant size, dimension and impact changes from initial descriptions. The Board had questions, which were directed to Public Works, some of which were answered, some have not been answered. The Board has not agreed on any plans to date.

Brunelle noted that a decision was made in the mid-90's that the treatment facility and existing wells would remain on the Anderson Park site. At that time, the administrative staff agreed that no extra monies would be spent to purchase off site property for a treatment/well facility. He also added that the treatment facility needs to be close to the well heads (furthest across street). The wells and the well heads cannot be moved to another location.

Allan Fitz, HDR, Engineering Design, addressed technical evaluations of the project. He discussed some the analysis results. Background noise - measurement, projections of facility noise impacts. The loudest aspect of the facility is quieter than park ambient noise. Impacts on adjacent properties, as well as inside the park were evaluated. Vibration, a concern of the Parks Dept., was measured for impacts to existing structures on site. Factors measured approximately 10 below the lowest criteria used in sensitive architecture.

Reduction in building size - looked at ways to reduce the size of well buildings - some equipment was taken out and put into the main treatment building, reducing the size of the well buildings.

Trees - an arborist has inventoried all trees, condition, drip lines to ensuring compliance with City of Redmond tree protection ordinance requirements. Locating the treatment facility to the northwest corner would have little impact on tree population, eliminating one tree. The northeast corner would impact 16 trees, would involved eliminating or relocation.

Snodgrass inquired if any equipment for sound measurements was placed inside any of the building structures on site. Snodgrass noted there were no measurements devices close to the cabin structures themselves, and no devices in the soil to accurately measure micro-vibration from surrounding noise and traffic.

Stewart added that taking measurements inside the cabins would indicate how the vibration translates to usability and structural integrity.

Margeson noted that without the actual facilities on site, there is no accurate way to measure what the noise level would be. Advice is based on the type of facility, foundation, increase in relatively small projected vibration.

Donn Hogan, Architect, HDR, spoke on the building design. Building location was sited carefully within the trees, as far northwest as possible, which would allow as much open area/grass area as possible. Two possibilities were taken into consideration - consolidation of one building or several smaller buildings.

Hogan presented two different designs for the site. Also, taken into consideration is the possibility of multiple and different usages - concerts, summer programs, school children, performances. Removal

of the grasscrete would allow for "re-shaping" of the existing landscape (amphitheater).

Two building concepts were presented - one building design (with separate PAC tower) would be closer to the existing cabins (barn) on site, the other would be a more modern design with a slightly slanted roof line (butterfly roof) to follow the drip line of the trees.

Larsen presented the Board with his insights and observations were. Larsen questioned the proposed northwest corner location of the facility due to the impact. He felt the visible quality of the park would be impacted, especially from the north side and west side (grove of trees, cabins, etc.). Larsen favors the northeast side of the park; a building would partially screen the existing parking lot. He also likes a "barn" like design - manipulating the roof line will determine the height and look in design.

The ultimate height of the building will be dependant on the roof line. The highest point on the roof will be 22 feet; the actual amount of height used by equipment is not that height. Water table issues disallow placing the foundation too low into the ground - water table is 12' to 15' below surface.

Snodgrass summarized Park Board concern regarding well treatment facility project

- Scale of project and completed building
- Impact of construction on park
- Impact of buildings and treatment at park
- Visual and sound impacts
- How structures will impact and will change the character, environment, usage, and enjoyment of park for residents
- Alternatives for possible location for offsite - includes locating the structure across the street or at another location have not been adequately assessed to determine feasibility
- Structures, sunk below grade and if so, how much
- What other areas of the park or other properties have been considered to house the facility
- Public information to let the community know of Public Works proposal an the potential impacts, change of character to this site
- Hear public comments to know the Board is on the "right track" regarding the publics' questions and concerns
- The Board believes they have a duty to protect the park and its' uniqueness for Redmond residents
- Within the Board's capacity and means to revisit the Master Plan of the park and in so doing this becomes a public process and

can be done at the regular monthly Park Board meetings, or special meetings - publicized for public input

Digi - The arborist reports that one tree on site dead, two removed recommended.

Brunelle responded that no trees were classified "dead" - they are classified on scale. Several trees (NE corner), are in various degrees of health.

Margeson - Anderson Park is the oldest park in the City's park system. It is the Boards responsibility to protect the park as envisioned. His concern is locating a large facility within a small park, changing the nature and use to the detriment of the park.

Kelsey - The treatment facility will have an overwhelming impact on the park. Concerns as to why the Board was not informed until the middle of 2005 as what would be proposed, when planning began in 1970. Questioned why water could not be pumped from another location off site. Why was land across the park not purchased for this purpose. Unclear where it is recommended the building be placed. The report recommended sites #1 or #3. He summarized Options 1-8:

Option #1 - Requires most tree removal (eight), blocks view of play area on 79th Street (northeast corner). Too close to concert area.

Option #2 - Loss of one tree, northwest corner, building would be located in unused part of park. Provides new picnic structure - not shown on plan.

Option #3 - Similar to Option #2, minimizing the impact of the treatment building on park, retains existing picnic shelter and retains use of play area. Adds new entry to park on north side.

Option #4 - Too close to existing Fullard House, too much northwest corner.

Option #5 - Advantages and disadvantages do not match.

Option #6 - Overwhelming.

Option #7 - loss of 13 trees.

Option #8 - footprint too large and incorporates Well #2 into the treatment building - making structure too overwhelming.

Kelsey commented that, at this time, he is not committed to any of the options. Not in favor of the proposed structure at Anderson Park due to the historic value of the park.

Ladd - in favor of as much programming in Parks as possible. What is the percentage change from the first proposal to the Board? Is there

any other technology used to effectively give better water quality, slightly less than or same as, produced in a smaller structure?

Brunelle - the original design began in 1997, plans were at 70% completion, then put on hold. Changes in efficiency would go up by 12%. Proficiency measures will increase - safety related issues - park user and worker safety, new technology in water treatment, reliability, efficiency. Going back to another purification method would eliminate the tower, however, caustic soda (most economical for PH balance) would need to be used. Brunelle added that this land was purchased for Parks and Public Works facilities. Redmond Water is drawn from four separate aquifers; Anderson Park has two well houses drawing from one aquifer.

The cost of the water is another issue - if wells are off line, no longer working, water would need to be bought from another purveyor at premium cost.

Bourguignon - Trade off is between the City's need for safe and adequate water and the protection of the use, land and resources at Anderson Park. Is there any property within the radius of the park to put the treatment facility and what would the costs be (siting, land and building)? Look creatively to minimize impacts to the park - like barn idea, fits better with the existing architecture. What is the next step?

Brunelle - Next steps:

- Important to determine park site location
- Work within existing schedule
- Protect of water rights
- Keep rates low for residents
- Need comments back by the next meeting or mid-February
- What type of architectural treatment

Snodgrass inquired if the southeast corner of the park site had been considered. Site seems to have no visual impacts - screening, grading difference or visual impacts to pedestrians.

Brunelle responded there are no objections to looking into this site. Further investigation would need to be done. Consideration need to be made - connection to 79th, underground piping under park and valving in the area where it would tie into the wells, treatment facility and main. Off street parking for supply trucks may be an issue.

Snodgrass inquired why the water cannot be taken from the wells and pumped to Well #5 for treatment.

Brunelle responded that at this time that would not be feasible as the "in progress" rehabilitation on Well #5 is too far along - 20% and cannot accommodate the additional amount of water pumped from the two wells. Structures at the Well #5 site would need to be enlarged since the property is too small to house two water treatment buildings.

Snodgrass continued that in order for the public to make an educated and sound decision, all options, including water transfer to Well #5, should have been presented to them.

Snodgrass asked the consultant where a similar treatment facility, to the proposed facility at Anderson Park might be located. The consultant suggested that a slightly smaller, in scale, facility is located in Auburn. Staff and Board suggested traveling to the Auburn site to look at the size and monitor the noise.

Brunelle discussed the possibility of a combined meeting with the Park Board and Design Review Board (DRB) in the near future. Snodgrass welcomed the DRB to a Board meeting, and suggested a memo to the DRB with their comments and concerns. She also asked Brunelle to find a time and date that a joint meeting would be possible. Brunelle asked the Board to take into consideration the facility most likely will be built at the Park and mutually come up with a preferred on site location, this will keep the project in motion.

Stewart requested the Board must be informed much sooner in the process for projects that have such great impact on city parks. She added she is concerned about placing any structure that impacts line of site to the play area, therefore is against the northeast. She also likes the similar design of the cabin-like structure.

Margeson commented that an opportunity to re-site the facility to another location should be investigated. He suggested that prior to any decision made, the Board be given the opportunity to see the site staked to get a better idea of what the facility size would be.

Feedback will be discussed at the Board's regularly scheduled February meeting.

Snodgrass inquired if neighbors in the 500' radius of the park had been notified of construction impacts to the site. She asked staff to generate a notice to neighbors and to citizens regarding the Board's discussion of the facility at the February Board meeting.

The Design Review Board will be discussing this item at their January and February meetings.

B. Tennis Outreach Program - Marceil Whitney

Whitney, Tennis Outreach Program, previously addressed the Board in November 2005. Tennis Outreach is a non-profit organization that provides tennis lessons within the community. Currently they are partnered with the Old Redmond Schoolhouse Community Center providing tennis lessons for low income, at risk kids and other grade school students (K-6). These programs are reaching their maximum levels. The program has results have been favorable. Whitney is requesting the Board consider an indoor multi-purpose recreational indoor tennis facility, with a multi-purpose gym, which would allow tennis and other recreation (basketball, volleyball, etc.) year round. There are only two indoor tennis facilities in King County to date.

Whitney then introduced Tom Gorman, former Davis Cup Captain and Olympic coach. Davis came to support the Outreach Program and encourage the planning and development of an indoor facility.

Trueblood, Recreation Manager, noted that Whitney had been working with the Parks Dept. for over 25 years and had been a great asset to the community. Trueblood has met with the program organizers to discuss the potential of a public non-profit partnership - the City might have some resources to share, as would the Tennis Outreach Program to bring this type of recreation to the community. Trueblood added that tennis has been one of the most popular programs offered. Trueblood favors the concept and the potential of further exploring what options available to help in making this become a reality.

Comments/Questions:

Margeson - is this year round program, is the ORSCC gym currently being utilized as an indoor facility. Are you using other elementary schools in the system?

Whitney: Yes. Neighborhood Schoolhouse and TOPS Programs run weekly. Saturday programs are through the Redmond Parks Dept. Possibility to use other elementary schools in the system, however, most gym space is used up.

Stewart - where do you see the proposed facility?

Whitney: Preference, easy access to public, visibility, no other preference as to location.

Snodgrass: Approximately square footage?

Whitney: 12 courts indoors, along with gymnasium - initial design would include space for classrooms, meeting rooms for after school

programs; 6-8 acres - if outdoor courts are added, 8 to 9 acres (including parking spaces).

Digi: Suggests Education Hill as a location, for easy access.

Whitney: Can be in an area where van pickup can be arranged. Accessibility - meaning in close proximity for van pickup or driving/drop off. Accessibility will enable a wider range of kids to be included.

Bourguignon: Have you discussed, either for capital and operating costs, cost sharing with the Parks Dept.?

Whitney: Business plan in place, no discussions with the Parks Dept. at this time.

Ladd: Difference of indoor tennis and outdoor tennis; are there opportunities for interim steps with existing facilities to make it more accessible for weather?

Whitney: Yes, open to cover at an existing site? Currently we are limited to add new courts due to weather constraints. The USTA is willing to verbally and financially to support this endeavor.

Motion by Margeson for staff to support, and work with, TOPS, in its endeavor to bring an indoor recreation facility for tennis and other sports to Redmond.

In favor: 7-0

None against.

C. Education Hill Neighborhood Comprehensive Plan Draft Policies - Stiteler, Margeson (Vice-Chair, CAC) and Donald Knope, citizen

Stiteler discussed and updated the Board on the development of the neighborhood plan brought before the Board in October 2004.

Stiteler has been working with the Citizens Advisory Committee (CAC) of the Education Hill Neighborhood to develop a plan and how this plan may change over the next 20 year period. Efforts have been directed to keeping neighborhoods in the community vital and in support of the City's overall vision defined by the City's Comprehensive Plan.

The Citizen's Community Fair was held in June 2004. In addition, two community open houses have been held since then.

The CAC is completing its work in formulating the recommendations presented to the Board. The preliminary draft policies and regulations will be presented to the Planning Commission in February. The Board

received, in their meeting packets, an excerpt of vision statements and draft policies of the neighborhood to date, relating to parks, open space and trails within the preliminary draft plan.

Margeson, Vice Chair, CAC - reported that there are ten proposals going forward to the Planning Commission; several impact parks, trails and open space:

NEH-9 - Promoting Hartman Park and Redmond Pool as a community gathering place. Want to emphasis this as a community gather place. Adding more neighborhood amenities - food concessions, tables, benches, picnic areas, etc.

NEH-10 - Encourage the year round sales of food and beverage. Lots of feedback, may be changing wording. Looking for opportunities for food vendors other than on school grounds, vision to tie into improvements to the pool, in or near Hartman Park.

NEH-13 - Acquiring federal government property located north and adjacent to existing park - amended to read - existing, potential, current, not a specific park (Nike Park). Stiteler noted that NEH-8, addressed the same issue - eliminate NEH-13.

Donald Knope, Redmond resident, (handout), spoke in reference to NEH-11. Knope questioned the raw appearance of the PSE strip of land and some adjoining property the City owns, which is not in compliance with the city's future vision. The CAC is not recommending any changes to the PSE Trail. It is recommending the addition of more parking and restroom facilities due to high trail use. This trail falls short of the City's current and projected future use policies. The CAC's recommendation is to build parking facilities on city owned property, and then negotiating with PSE, before their 25-year recreational trail easement and agreement expires, as to adding restroom facilities.

Margeson added that some of the suggestions are to put in a PAR course, benches and other amenities to beautify that area without impacting the possibility of multi-use on city property.

Stiteler commented that this plan is in conjunction with the North Redmond Neighborhood Plan - Ed. Hill. This is the beginning of the process of a master plan and what the vision is for the next 20 years.

Kelsey would like to further discuss providing food or food service at Hartman Park and his concern of students leaving campus to come over to the park.

Stewart - portable carts have been very successful in other areas.

Stiteler - how can we generate the kind of attractions that will help Hartman Park and the Pool as a gathering place.

The CAC is soliciting advice and comments. Comment should be e-mailed to ssiteler@remond.gov. Next CAC meeting will be held on January 11th at the Redmond Assembly of God Church.

VI. New Business

A. Grass Lawn Park Protection Fence - Tucheck

Tucheck presented the Board with the Park Operation's proposal for a fencing project at Grass Lawn Park. There are three softball fields; Field #1 was renovated in 2005, upgraded and fully fenced. Field #2 and #3 are not fenced, built 26-27 years ago and with new equipment technology softball projection has increased dramatically. The Parks Dept. is proposing adding some additional permanent fencing/netting to Fields #1 and fencing to Field #3 to address unsafe areas. Fencing will be chain link with nylon black netting on top, both are transparent and unobtrusive. Additional fencing will protect playground, picnic areas and tennis courts.

The Board inquired about the possibility of berms to lift the fence up, additional plantings, and tall trees in lieu of netting above the fence.

Tucheck noted that GL Phase III & IV field renovation, will, upon funding opportunities, occur and the fencing issue will be addressed as fields can be reconfigured or dismantled, into one large field, two or small fields.

Larsen discussed maximizing safe facility use for economic reasons, acknowledging that this trend greater efficiencies that will continue. Fencing is a minimal investment to address safety, and increasing playability at facilities. Landscaping can soften visual impacts.

Tucheck invited the Board to visit Grass Lawn Park to view the existing fencing and invited the Board to e-mail comments, or call him.

B. Downtown SWOT Background Information Wayfinding Program - Jeff Churchill

Churchill reported that it is sometime confusing and difficult to get around downtown Redmond for visitors and downtown has a lot of

amenities. A design consultant has been hired to assist in designing the three different signs - directional, kiosk and gateway signs. Churchill asked the Board to consider their priorities for downtown parks, how they would like to see how Wayfinding can aid in those priorities, and how Wayfinding can be integrated into the parks system without obtrusion.

A Wayfinding Committee has been formed; including Parks Dept. staff. If any questions or needs to be addressed, they are to be forwarded to Tim Cox, Parks Planning Manager or Linda Gorremans, Park Planner.

Margeson commented that he liked the maps - "You are here", which encourages visitors to get out, walk and enjoy.

Snodgrass added she would like to see places of interest added, art items, gathering places, etc.

- C. Land Acquisition Strategy Tactics
Tabled

VII. Adjournment

Motion to adjourn: Margeson

Second by: Ladd

Approved: 7-0

Meeting adjourned at 10:30 p.m.

By: _____ Date _____
Lori Snodgrass, Chair

Minutes prepared by Recording Secretary, Sharon Sato

Next Regular Meeting

February 2, 2006

7:00 p.m.

Location: Old Redmond Schoolhouse Community Center